

1612 STRATFORD RD
WINSTON-SALEM, NC

**RETAIL /
ENTERTAINMENT**

\$8.50 psf NNN

**FOR
LEASE**

MULTI-USE PROPERTY

PROPERTY HIGHLIGHTS

- ±27,267 SF Recreational Building with potential reconfiguration for Flex Space
- Loading Door: (1) 10' x 10' Truck Height Overhead Door
- Construction: Concrete Panels and Steel
- Clear Ceiling Height: 31.75' to 25.75'
- Parking: 85 Spaces
- System Sprinklers: Wet
- HVAC: Revamped in the "Van Gogh Exhibit" Section (Approximately 18,346 SF)
- Lighting: LED
- Year Built: 1982

DEMOGRAPHICS

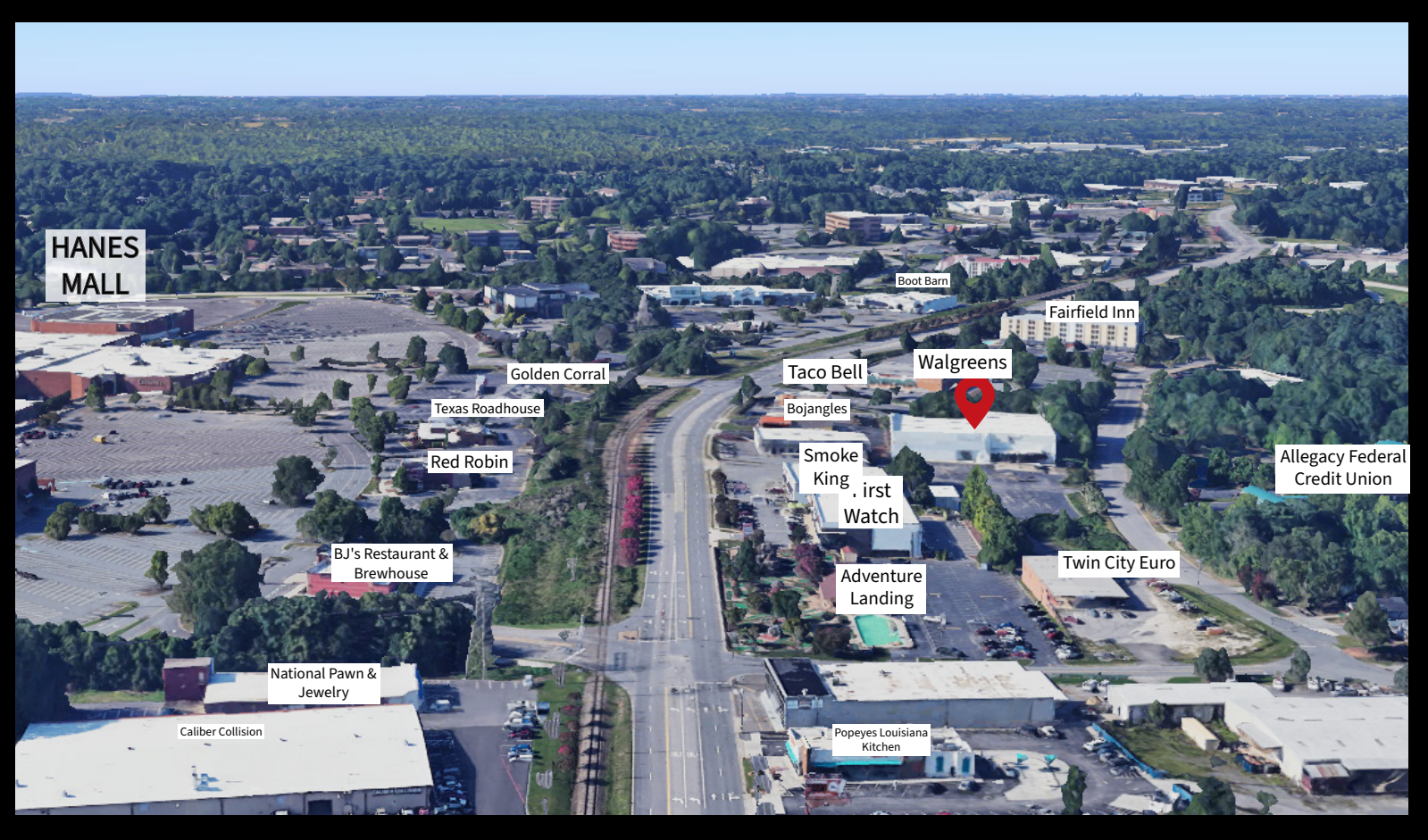
	1 Mile	3 Miles	5 Miles
Population	5,244	64,710	158,540
Households	2,632	30,211	68,286
Avg. HH Income	\$64,514	\$89,137	\$89,322

NAI **Piedmont Triad**
Commercial Real Estate Services, World Wide

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DISTANCE TO SITES OF INTEREST	
SITE	MILES
Winston-Salem CBD	7.6
Piedmont Triad International Airport	25.7
Clemmons, NC	6.7

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